

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, January 19, 2022
4:00 PM
Metropolitan Council Chambers City Hall
Third Floor

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information prior to the meeting using one of the monitors outside of the Metropolitan Council Chambers or by filling out a "request to speak" card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Metropolitan Council Members may ask questions and make comments in accordance with applicable law but are urged to cooperate in an effort to spend no more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 21-01171 **TND-1-07 Rouzan, Concept Plan Revision 16**
Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meet the minimum criteria for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-2
This item was deferred from October 20, 2021 and November 17, 2021
[Application](#) [Staff Report](#) [Plans](#)

2. 21-01530 **PUD-5-04 Pelican Lakes, Concept Plan Revision 8**
 Revise uses to increase medium density residential units and decrease open space on property located on the south side of Burbank Drive, north of Innovation Park Drive, on Tracts A-1-A-1, B-1-A-2-A, D-1, C-1-A-1 of the T.P. Stuckey Tract Property, Lots 1A-6A and 7-74 of the Stonelake Village Subdivision, and Lots 1-132, 133A-141A, 142-169, 170-310 of the Pelican Lakes Subdivision. Sections 75 and 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to deny carried, 7-1
This item was deferred from December 1, 2021
[Application](#) [Staff Report](#) [Plans](#)
3. 21-01670 **PA-20-21 15400-15500, 15545, and 15643 Old Hammond Highway**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the north side of Old Hammond Highway, east of Gloria Drive, on Tracts X and Y-1 of the J.D. Wells Property, and Tract Y-2 of the William H. Turnley Tract. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 4 - Moak)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 8-0
Related to Case 91-21
[Application](#) [Staff Report](#)
4. 21-01671 **Case 91-21 15400-15500, 15545, and 15643 Old Hammond Highway**
 To rezone from Rural to Zero Lot Line (A2.6) on property located on the north side of Old Hammond Highway, east of Gloria Drive, on Tracts X and Y-1 of the J.D. Wells Property, and Tract Y-2 of the William H. Turnley Tract. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 4 - Moak)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
Related to PA-20-21
[Application](#) [Staff Report](#)
5. 21-01672 **TA-5-21 Board of Adjustment**
 Unified Development Code amendment to revise Chapter 2, Administration and Chapter 6, Enforcement to clarify the appeals process.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to make the UDC consistent with existing ordinances and City Code
COMMISSION ACTION: Motion to approve carried, 8-0
[Staff Report](#)
6. 21-01673 **Case 88-21 4564 Bennington Avenue**
 To rezone from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Bennington Avenue, east of College Drive, on a portion of Lot 32 of Concord Park Subdivision, First Filing, Part 2. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to defer to January 18 carried, 8-0
[Application](#) [Staff Report](#)

7. 21-01674 **Case 89-21 12191 Florida Boulevard, Suite C**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located at the northeast corner of Florida Boulevard and South Tamari Drive, on a portion of Lot 1 of North Sherwood Estates Subdivision. Section 6, T7S, R2E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve failed, 6-2
[Application](#) [Staff Report](#)
8. 21-01675 **Case 90-21 8416 Scotland Avenue, Suite B**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the east side of Scotland Avenue, north of Swan Avenue, on a portion of Lot 5 of North Baton Rouge Subdivision. Section 39, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
9. 21-01676 **Case 92-21 10240 and 10300-10500 Burbank Drive**
 To rezone from Rural and Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to Light Commercial Two (LC2) on property located on the south side of Burbank Drive, east of Parkway Drive, on Lot C-2-A-10-A and C-2-A-10-B of the Parkway Subdivision. Section 72, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
10. 21-01677 **Case 93-21 1176 Bob Pettit Boulevard**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the north side of Bob Pettit Boulevard, west of Nicholson Drive, on a portion of Lot A-2-A of Tigerland Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to defer to January 18 carried, 8-0
[Application](#) [Staff Report](#)
11. 21-01678 **Case 94-21 12047 Old Hammond Highway**
 To rezone from Transition (B1) to Neighborhood Commercial (NC) on property located on the northeast corner of Old Hammond Highway and Beauverde Court, on Lot 1 of Realty Mart Subdivision. Section 38, T7S, R1E, GLD, EBRP, LA (Council District 4 - Moak)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to deny carried unanimously, 8-0
[Application](#) [Staff Report](#)

12. 21-01679 **SPUD-2-12 The Oasis, Revision 4**
Revise permissible uses to include Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the north side of Burbank Drive, west of South Kenilworth Parkway, on Tracts A-3-1-A-1-A, A-3-1-A-1-B and A-3-1-A-1-C of the Chatsworth Plantation Property. Sections 5 and 63, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
13. 21-01680 **RV-11-21 Langley Drive and Dunlay Avenue Revocation**
Proposed revocation of a portion of right-of-way, located north of the intersection of Langley Drive and Dunlay Avenue, adjacent to Lots 28-A and 30-A of the Industriplex Park Subdivision (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
14. 21-01681 **RV-12-21 Avenue L, Avenue M, Mills Avenue, Woodcock Street and Woodpecker Street Revocation**
Proposed revocation of multiple rights-of-way, located west of the intersection of Mills Avenue and Avenue K, within the Highland Farms Subdivision (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)

ADJOURN